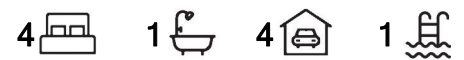




## Greenock, 31 Murray Street

### Captivating Cottage



Step into this inviting 1900s cottage located in the heart of Greenock that's highly sought-after and tightly held radiating character and warmth. This beautiful home effortlessly combines historic charm with modern comforts, making it a true gem in the heart of wine country. Step inside to find original features that exude character, from the high ceilings and polished wooden floors to an inviting outdoor area.

Imagine living just a short walk from five distinguished cellar doors-Murray St Vineyards, Kalleske, Ballycroft, Schuler, and Reillys-where you can immerse yourself in the local wine culture.

Greenock's vibrant community offers delightful dining options, with the Greenock Tavern and the charming El Estanco restaurant within easy strolling distance. Beer enthusiasts will love the nearby Greenock Brewery, a perfect spot for a relaxed afternoon. For a truly extraordinary experience, the award-winning Seppeltsfield Estate and Hentley Farm are

**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/1UTVG54](http://ljhooker.com.au/1UTVG54)

**Contact**  
**Maigen Norman**  
0418 557 597  
[maigenn@ljhsales.com.au](mailto:maigenn@ljhsales.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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**(08) 8522 3311**

only a five-minute drive away. Adding to the appeal, the luxurious Oscar, a six-star hotel and day spa at Seppeltsfield, is underway, promising to elevate the area's allure.

This lovely property, whether envisioned as a cozy family home or a delightful B&B, offers countless opportunities.

Features:

- \* 4 grand size bedrooms.
- \* Bedroom 2 with split system air conditioner.
- \* Kitchen complete with electric stove top, breakfast bar, ample cabinetry and bench space.
- \* Split system, ceiling fan and combustion heater in the main living.
- \* Second living/formal lounge area.
- \* Main bathroom with claw bath.
- \* High ceilings throughout.
- \* Outdoor undercover entertaining area.
- \* Freshly painted and carpeted throughout.
- \* Quality window treatments.
- \* Cellar located in the kitchen.
- \* 2.24 KW solar system.
- \* Inground swimming pool and storage shed.
- \* Rain water tank.
- \* Large shed with concrete flooring and power.
- \* Side access to the low maintenance rear yard.

For further enquiries, please contact Maigen Norman on 0418 557 597.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at either of our two LJ Hooker Property Specialists Real Estate offices for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA 305453



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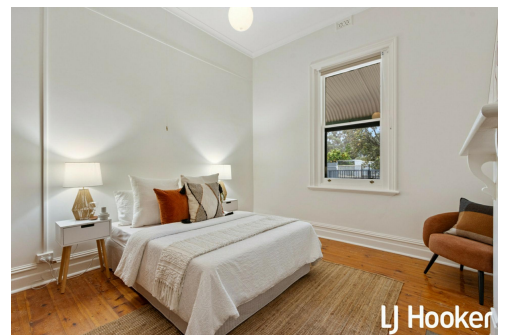
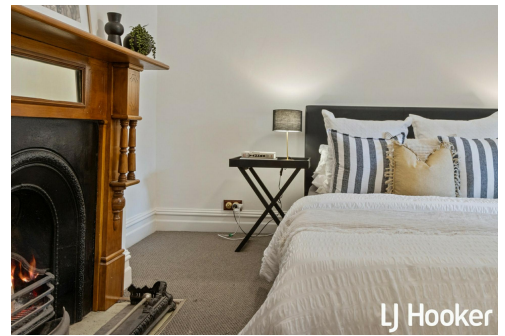


## More About this Property

Property ID	1UTVG54
Property Type	House
House Size	189 m <sup>2</sup>
Land Area	1047 m <sup>2</sup>
Including	Study Air Conditioning Pool Fire Place Dishwasher Outdoor Entertaining Floorboards Solar Panels Water Tank

**Maigen Norman 0418 557 597**  
Sales Specialist | [maigenn@ljhsales.com.au](mailto:maigenn@ljhsales.com.au)

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Living:	156.95SQ.M
Shed:	47.89SQ.M
Verandah:	146.48SQ.M
<b>TOTAL:</b>	<b>351.32SQ.M</b>

This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.